

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 21st July 2021 at 6.45pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Haley, Morris and West. Also in attendance: Mrs V Waples, Parish Clerk and no members of the public.

1. **OPENING** – the Chair opened the meeting advising all that the Protocol adopted by the Parish Council for reporting at Parish Council Meetings, would be enacted for this meeting. *A copy of the Protocol is available from the Clerk or can be downloaded from the website: <https://thurstonparishcouncil.uk/parish-council/policies-procedures-and-strategy/>.*
2. **APOLOGIES FOR ABSENCE** –
 - a) Apologies for absence were received from Cllr. Rainbow due to personal circumstances.
 - b) The meeting consented to accept the apologies given.
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
 - a) To receive declarations of pecuniary, local non-pecuniary interest(s) and personal interests in items on the agenda and their nature including gifts of hospitality exceeding £25 – there were no declarations declared for the agenda under discussion.
 - b) To receive declarations of lobbying for planning matters on the agenda – there were no such declarations made.
 - c) To receive requests for dispensations – there were none received.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:** (all as previously circulated):
 - a) Minutes of the planning committee meeting of 16th June 2021 - all agreed that the minutes as presented were a true and accurate record of the meeting that took place, aif.
5. **PUBLIC FORUM:** – to receive issues from members of the public present on the agenda items as listed under Agenda Item 6 below:
 - a) From members of the public present - there were no members of the public present
 - b) DC/21/03341 & DC/21/03647 - written representations submitted prior to the meeting - the Clerk confirmed that the comments submitted via email in relation to DC/21/03341 and DC/21/03647 had been circulated to all committee members.
 - c) DC/21/03647 – written representations submitted prior to the meeting – the Clerk made the meeting aware that a resident had requested assistance with two questions relating to the application which had been posed to the LPA but to date no response had been received:
 - i. is it permissible procedure to extend the total plot area of an Outline Planning Approval by merely including an amended drawing, for one or more subplots, in the Reserved Matters Application Grants
 - ii. what do Mid Suffolk District Planning consider to be the percentage increase in the total plot area, for a Grant of Outline Planning Approval, for the change to be considered "material".
 The meeting agreed that the Clerk should pose the questions direct to the LPA and pass on the response to the resident once received.
 - d) Following a review of a YouTube recording of a Development Control Meeting at MSDC earlier that day, Council noted the explanation given for the differential between outline planning permission and reserved matters with the understanding that outline granted the principle of development and that reserved matters would contain the detail coming forth in terms of appearance, layout, scale and landscaping.

So signed at the meeting of 22.09.2021

6. PLANNING APPLICATIONS TO BE CONSIDERED:

- a) DC/21/03647 – Application for approval of reserved matters (in part) following approval of outline permission DC/19/05114 for erection of 9 No. self-build dwellings. Town and Country Planning (General Management Procedure) (England) Order 2015 – appearance, landscaping, layout and scale for Phase 4 Plot 3 @ Plot 3, land south of Barrells Road – reference was made to the Housing Enabling Officer’s comments and the recommendations contained within their report as well as the increased footprint of the house which has now encroached into the garden. Concern was also raised at the scale, size and location within the plot. All agreed that the recommendation of refusal citing material considerations relating to size, scale and location should be mentioned. It was agreed that the large spoil bank that had been created all the way along the back of the plots should be mentioned to Network Rail for their consideration.
- b) DC/21/03703 – Householder application – erection of carport, garden store and first floor annexe accommodation @ Poplar Meadow, Thedwastre Road – it was noted that this was a new purpose-built extension and would not be visible from the road. As such there would be little or no impact on the street scene. All agreed that the application should be supported but conditioned that the building should remain ancillary to the host dwelling at all times and that no trees should be impacted or removed by the proposal, aif.
- c) DC/21/03341 – Application for planning permission without compliance of condition(s) – application under Section 73 of the Town and Country Planning Act – variation of Condition 1 (Approved plans and documents) of planning permission DC/21/01207 dated 27.04.21 (Submission of details (reserved matters in part) relating to DC/19/05114 – appearance, landscaping, layout and scale for the erection of 9 No self-build dwellings. Phase 3 Plot 2 (resubmission of DC/20/04531) – in order to secure approval for an amended design to replace drawing 1234-03E with 1234-03G in respect of Phase 3 Plot 2 @ Plot 2, land south of Barrells Road – different boundary context to the others and as such oversized house in a minuscule plot with a large boundary line at the back. Fencing is not a substitute for hedgerows and as such is out of keeping in the area in which the dwelling is to be located. The existing hedgerow needs enhancing as opposed to removal. The hedgerow is adjacent to the road and as such will have a significant impact on the visual amenities enjoyed by all. Proposal will open up the area to a wide view across the whole rear of the site especially as this part is elevated. Agreed to object citing reason above.
- d) DC/21/03721 – Application for consent to display and an advertisement – display of 1 non-illuminated fascia sign to entrance of school @ Thurston Primary Academy, Norton Road – the meeting agreed to support this application as submitted, aif.

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY - to note the determination of the following Planning Applications:

- a) DC/21/03457 – Approval for a non-material amendment relating to DC/18/03547 – to change art seats shown on the approved landscaping plans to benches @ land to the west of Ixworth Road
- b) DC/21/01615 – Permission for variation of Condition 2 (approved plans and documents) of planning permission DC/19/05377 dated 10.02.20 – erection of 2 no detached dwellings and garages. To allow design changes and repositioning of Plot 2 only @ land north of Cedars Close
- c) DC/21/02962 – Permission to carry out works to trees protected by a preservation order – T1 Beech – selective reduction of up to five meters off the top and three meters off the sides as necessary to produce balanced crown @ Thurston Place, Beyton Road
- d) DC/21/02506 – Discharge of conditions application for DC/19/03486 – Condition 28 (Archaeology: Post Investigation) @ land southwest of Beyton Road
- e) DC/21/02505 – Discharge of conditions application for DC/19/03486 – Condition 16 (Farmland Bird Mitigation Strategy) @ land southwest of Beyton Road
- f) DC/21/02476 – Refusal of planning permission for the conversion of and extension to barn to form 1 No dwelling @ land to the south of Barrells Road
- g) DC/21/02944 – Planning permission for the erection of a single storey side extension @ 3 The Hambros

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- h) DC/21/02910 – Planning permission for the erection of side and rear extensions to existing garage including construction of pitched roof to form first floor study/home office @ 21 Blackbird Close.

8. PLANNING MATTERS IN GENERAL:

- a) MHCLG – Planning Newsletter No 4 of 2021 – Message from the Chief Planner – Council noted the contents of the newsletter.

9. TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETING:

- a) 18th August 2021 – meeting cancelled due to being inquorate
- b) 22nd September 2021 at Thurston Community Library, Norton Road commencing at 6.45pm

10. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 7.32pm.

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Appendix A - Glossary of Common Abbreviations used

Aif	All in favour
AGAR	Annual Governance and Accountability Return
APM	Annual Parish Meeting
ASB	Anti-social Behaviour
BACS	Bankers Automated Clearing Services
BUAB	Built Up Area Boundary
BMSDC	Babergh & Mid Suffolk District Councils
CC	Credit Card
CCG	Clinical Commissioning Group
CEO	Chief Executive Officer
Chq.	Cheque
Cllr.	Councillor
CMP	Construction Management Programme
Cttee.	Committee
DC	District Council
DCLG	Department of Communities and Local Government
DD	Direct Debit
EHO	Environmental Health Officer
FOI	Freedom of Information
FR	Financial Regulations
GPoC	General Power of Competence
HMRC	Her Majesty's Revenue and Customs
HRA	Habitats Regulations Assessment
JR	Judicial Review
LAIS (from SALC)	Local Association's Information Services
LGBCE	Local Government Boundary Commission for England
LPA	Local Planning Authority
MSDC	Mid Suffolk District Council
NHS	National Health Service
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NR	Network Rail
PC	Parish Council
PCSO	Police Community Support Officer
Pdf	Portable Document Format
PIISG	Parish Infrastructure Investment Steering Group
Rec.	Recreation
RFO	Responsible Financial Officer
SARS	Suffolk Accident Rescue Service
SEA	Strategic Environmental Assessment
SALC	Suffolk Association of Local Councils
SCC	Suffolk County Council
SID	Speed Indicator Device
SNT	SaferNeighbourhood Team
SO	Standing Order
SPS	Suffolk Preservation Society
TCC	Thurston Community College
TNPSG	Thurston Neighbourhood Planning Steering Group
TPO	Tree Preservation Order
TRO	Traffic Regulation Order
VAS	Vehicle Activated Sign

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